

Interim Saint Paul PED / HRA Sustainability Policy
Effective Date: January 30, 2007

Detailed below is the policy for development projects funded, in whole or in part, by the City of Saint Paul PED/HRA. This interim policy applies to all projects that have not yet reached the design development phase.

The goal of this interim policy is to make future development projects in Saint Paul more environmentally and financially sustainable by identifying and incorporating *proven and tested* practices that demonstrate *significant measurable results* and *return on investment*. This policy will be replaced once a final policy has been developed, which is expected in late 2007.

I. Large New Construction

- Commercial buildings of 15,000 square feet or greater, or
- residential buildings with common space of 15,000 square feet or greater, or
- residential buildings of 150,000 square feet or greater (not including the garage)

Requirement

Developers are required to participate in Xcel Energy's *Energy Design Assistance* program and implement energy-saving recommendations. Initial inquiry should occur during the schematic design phase to maximize energy saving potential. Xcel Energy will determine which of the following is best suited for each reviewed project.

- Level 1 (generally for buildings 50,000 square feet or larger) provides a comprehensive approach to energy savings including personalized computer energy modeling for a planned building. This modeling predicts energy use, suggests energy-saving strategies and projects energy-cost savings.
- Level 2 (generally for buildings smaller than 50,000 square feet) provides a review of preliminary construction documents and recommends energy-saving strategies.

Cost

- Consultation is free.
- Xcel Energy pays the architectural and engineering team for their participation in Level 1.
- Recommended strategies qualify for Xcel Energy's cash incentives, which decrease out-of-pocket cost.

Benefits

- Compared to code requirements, participants save an average of 30% on annual energy bills.
- Follow-up services help ensure that strategies are implemented and working to save on energy bills.

II. Small New Construction & Rehabilitated Residential Buildings (less than 15,000 square feet of common space)

Requirement

Participation in the ***ENERGY STAR HOMES*** program (for new construction) or ***Home Performance with ENERGY STAR*** (for rehabilitation projects) and receipt of third-party verification from an accredited organization. (The Neighborhood Energy Connection (NEC), through its ***Peak Performance Homes*** custom consulting program, certifies independent consultants who provide developers with specific information about how to increase the energy efficiency of their buildings.)

Approximate Cost

- \$600.00 for consulting services on a stand-alone home. (This may be reduced if multiple homes are being built. Costs may also be recovered through Xcel rebates or other sources.)
- \$900.00 is the average added cost for improvements. (These costs are recovered by the homeowner through lower utility bills.)
- Financing, in the form of Energy Efficient Mortgages, is available. Tax breaks, rebates and other incentives may also be available.

Benefits

- Consultants provide recommendations and projected payback time for each improvement made.
- Consultants make site visits to ensure that agreed upon improvements are being made and installed properly.
- After passing inspection, buildings will be certified as ENERGY STAR HOMES, a program backed by the EPA and DOE.

III. District Energy

Requirement:

On every HRA / City-funded project within the District Energy service area, the developer is required to obtain cost estimates from District Energy and Xcel Energy for the provision of heating and/or cooling services early in the design process.

Approximate Cost

Varies by project.

Benefits

Developers can objectively compare and contrast the benefits and costs associated with the services provided by Xcel and District Energy.

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